



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

502, 123 4 Street NE
Calgary, Alberta

MLS # A2323615



\$309,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	537 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions:	n/a
-------------	-----

CORNER UNIT | BIG WINDOWS IN BOTH BEDROOMS | INCREDIBLE NATURAL LIGHT! Welcome to Era by Minto Communities, a modern 2-bedroom, 1-bathroom corner unit perfectly situated between Bridgeland and Crescent Heights. This bright east-facing home is flooded with natural light and offers unobstructed views of Bridgeland. The open-concept layout features a stylish kitchen with quartz countertops, an island, stainless steel appliances, full-height cabinetry, vinyl plank flooring, air conditioning, and in-suite laundry. Step onto your private balcony and enjoy spectacular sunsets. With a Walk Score of 98, you're just steps from Bridgeland Market, Phil & Sebastian, Shiki Menya, parks, pathways, shopping, dining, and the Bridgeland/Memorial LRT station. Era offers exceptional amenities, including a rooftop patio with fire pits, BBQs, and panoramic city views, plus an indoor lounge/workspace. Residents also enjoy smart building technology with secure entry and package lockers. For added convenience, enjoy a Titled parking stall and Titled storage locker. Experience the best of inner-city Calgary living in one of the city's most sought-after communities.